

57-290
04535

WARRANTY DEED

Joint Tenancy

NO TRANSFER
TAX PAID**Know all Persons by these Presents.**

That I, THOMAS B. SMITH in consideration of One Dollar and other valuable consideration, paid by THOMAS O. WATSON and SHIRLEY M. WATSON whose mailing address is 62 Oak Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS O. WATSON and SHIRLEY M. WATSON, as joint tenants and not as tenants in common, their heirs and assigns forever.

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A certain lot or parcel of land with the buildings thereon, situated on the south side of Spruce Street, Waterville, Maine, bounded and described as follows, to wit:-

Beginning at an iron pin in the northeasterly corner of property now or formerly owned by one Rancourt, in the southerly line of said Spruce Street, (said iron pin being sixty-six (66') feet northwesterly from the intersection of the westerly line of May Street and Spruce Street); thence S 31° 0' W, a distance of eighty (80') feet to an iron pin; thence N 59° 0' W, a distance of seventy-one (71') feet; thence N 31° 0' E, a distance of eighty (80') feet to the south line of Spruce Street; thence S 59° 9' E, along the southerly line of Spruce Street, a distance of seventy-one (71') feet to the point of beginning.

Being the same premises conveyed to Thomas B. Smith by deed of Alice J. Smith dated October 26, 1972 and recorded in Kennebec County Registry of Deeds, Book 1600, Page 698.

Also another lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Beginning at a point on the south side of Spruce Street in said Waterville at the northeast corner of property of the Grantee, Thomas B. Smith; thence easterly along the south side of Spruce Street a distance of sixty-six (66'±) feet, more or less, to a point which marks the southwest corner of the intersection of Spruce Street and May Street; thence southerly along the westerly side of May Street a distance of eighty (80'±) feet, more or less, to an iron pin; thence westerly at right angles to May Street a distance of sixty-six (66'±) feet, more or less, to the southeast corner of land of the Grantee; thence northerly a distance of eighty (80'±) feet, more or less, along the east line of land of the Grantee to the point of beginning. Meaning and intending to convey the same parcel of land conveyed by Joseph Chenevert to Thomas B. Smith by deed dated January 5, 1978 and recorded in Kennebec County Registry of Deeds, Book 2074, Page 231.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Thomas O. Watson and Shirley M. Watson as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Thomas B. Smith have hereunto set my hand and seal this 20th day of the month of June, A.D. 1994.

Signed, Sealed and Delivered
in presence of

Mary S Mathieu

Thomas B. Smith by Shirley M. Watson

Thomas B. Smith
by Shirley M. Watson under
Power of Attorney

State of Maine, County of Kennebec ss. June 20, 1994.

Then personally appeared the above named Shirley M. Watson in her said capacity and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Mary S Mathieu

Mary S. Mathieu, Notary Public
My commission expires: 1/18/00



RECEIVED KENNEBEC SS.

94 JUN 24 AM 9:00

ATTEST: Thomas B. Smith
REGISTER OF DEEDS